041.0	0003	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	941,000 / 941,000
					USE VALUE:	941,000 / 941,000
					ASSESSED:	941,000 / 941,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31	-33	CORNELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TSAOUSIDIS ANASTASIOS LIFE EST
Owner 2:	TSAOUSIDIS KIRIAKI/ LIFE ESTAT
Owner 3:	
Street 1:	33 CORNELL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TSAOUSIDIS THEODORE & KIRIAKI& -
Owner 2:	TSAOUSIDIS ANASTASIOS -
Street 1:	33 CORNELL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	491,800	5,200	444,000	941,000
Total Card	0.103	491,800	5,200	444,000	941,000
Total Parcel	0.103	491,800	5,200	444,000	941,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 426.18 | /Parcel: 426.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 28099

GIS Ref

GIS Ref

Insp Date 11/08/18

!3430!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 041.0-0003-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	492,100	5200	4,500.	444,000	941,300	941,300	Year End Roll	12/18/2019
2019	104	FV	368,000	5200	4,500.	471,800	845,000	845,000	Year End Roll	1/3/2019
2018	104	FV	368,000	5200	4,500.	344,100	717,300	717,300	Year End Roll	12/20/2017
2017	104	FV	345,700	5200	4,500.	299,700	650,600	650,600	Year End Roll	1/3/2017
2016	104	FV	345,700	5200	4,500.	255,300	606,200	606,200	Year End	1/4/2016
2015	104	FV	309,100	5300	4,500.	249,800	564,200	564,200	Year End Roll	12/11/2014
2014	104	FV	309,100	5300	4,500.	205,400	519,800	519,800	Year End Roll	12/16/2013
2013	104	FV	321,200	5300	4,500.	195,400	521,900	521,900		12/13/2012

PRINT

Date	Time
12/10/20	18:41:12

LAST REV

Date	Time
11/26/19	13:15:11

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3430

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TSAOUSIDIS THEO	73421-518	1	10/8/2019	Convenience	99	No	No		
TSAOUSIDIS THEO	65288-543		4/29/2015	Convenience	99	No	No		
TSAOUSIDIS THEO	58043-387		12/9/2011	Convenience	99	No	No		
BEZREH ADELE	34014-447		11/2/2001		480,000	No	No		
	10597-293		7/22/1964		99	No	No		N

USER DEFINED

Prior Id # 1:	28099
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
4/15/2009	Measured	189	PATRIOT
4/14/2000	Inspected	263	PATRIOT
2/28/2000	Measured	264	PATRIOT
8/21/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12554348
Const Adj.:	0.98000199
Adj $ / SQ:	187.516
Other Features:	112275
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	604168
Depreciation:	112375
Depreciated Total:	491793

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	11	BRs:	4	Baths:	2	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

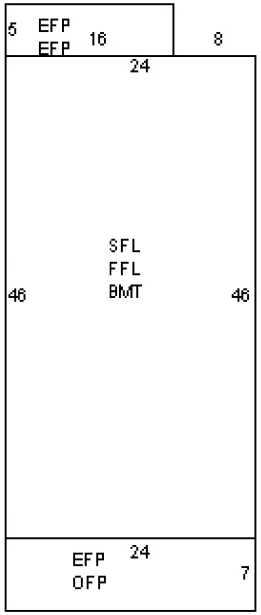
No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	187.52
Special Features:	0	Val/Su Net:	129.15
Final Total:	491800	Val/Su SzAd	222.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	56.250	62,105
FFL	First Floor	1,104	187.520	207,018
SFL	Second Floor	1,104	187.520	207,018
EFP	Enclos Porch	328	34.810	11,419
OFP	Open Porch	168	25.800	4,334
	Net Sketched Area:	3,808	Total:	491,894
Size Ad	2208	Gross Are	3808	FinArea 2208

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 041.0-0003-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1923	22.31	T	40	104			4,600			4,600
19	Patio	D	Y	1	13X11	A	AV	2004	4.87	T	12	104			600			600

More:	N	Total Yard Items:	5,200	Total Special Featues:	Total: 5,200

IMAGE

AssessPro Patriot Properties, Inc